

Ordinance No. 8-06

ORDINANCE:

To grant Zoning Map Amendment
Application MAP2006-00096,
Mayor and Council of
Rockville, Applicant

WHEREAS, the Mayor and Council of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed application MAP2006-00096, requesting that the property known as The King Farm Park, consisting of two parcels of land identified as Parcel A on plat 20357, containing approximately 5 acres of land, more or less, and Parcel CX on plat 22411, containing approximately 3.06 acres of land, more or less, in the subdivision known as King Farm, Bailey's Commons North and totaling 8.06 acres of land, more or less, be placed in the historic district; and

WHEREAS, the subject property was evaluated for historic and architectural significance to the City of Rockville, and the Historic District Commission found that the property met the criteria for local historic designation and recommended its placement in the historic district; and

WHEREAS, the Mayor and Council gave notice that a public hearing on said application would be held by the Mayor and Council of Rockville in the Council Chambers in Rockville on the 19th day of June, 2006 at 7:00 p.m., or as soon thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard, which notice was published in accordance with the requirements of Article 66B of the Annotated Code of Maryland; and

WHEREAS, on the 19th day of June, 2006, the said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, after consideration of the record on this application, the Mayor and Council has determined that the property known as The King Farm Park, consisting of two parcels of land identified as Parcel A on plat 20357, containing approximately 5 acres of land, more or less, and

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Parcel CX on plat 22411, containing approximately 3.06 acres of land, more or less, in the subdivision down as King Farm, Bailey's Commons North and totaling 8.06 acres of land, more or less, be placed in the Historic District.

The King Farm Park is a remnant of the 122 acre farm known to the King Family as "Irvington Farm." This small remnant of Irvington Farm is representative of both the 19th century Graff farmstead (122 acres), and the 20th century King Farm. Located at the original Graff Farm site, the King Farm Park also serves to illustrate the much larger King Farm which included the Graff Farm as well as three other separate, but contiguous farms purchased at different times from 1925 to 1942 by William Lawson King. These farms stretched from Frederick Road west to I-270. Each farm, however, had a separate identity and history. The King Farm Park preserves the original setting of the William Lawson King residence and associated farm buildings immediately to the south of the house and it represents the larger farming industry run by Mr. King on 430 acres of farmland. Irvington Farm was part of the largest dairy operation in the county. Although some farm buildings have been demolished, the remaining buildings are a significant grouping that contributes to an understanding of the 20th century farming industry in the immediate vicinity of Rockville, the county seat. The extant buildings are: the 1914 house, the dairy barn complex, a garage with a 2nd floor apartment, a farm shed renovated as a 1-1/2 story dwelling, a small one-story farm worker house, a large English barn, and the hay drying shed. Although the original wide farmland setting has been lost, the low density of the parkland stands out in marked contrast to its surroundings. The park boundaries are sufficiently large to represent the lost farmstead.

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The property is associated with several prominent Montgomery County families including the Graff, King and Fulks families. In particular William Lawson King was involved in many aspects of Montgomery County agriculture, business and politics and was recognized for his various contributions. Mr. King developed the largest Holstein herd in the world. He raised champion stock, and sold cows internationally. He was a pioneer in the field of artificial insemination of cattle. He served on the Maryland-Virginia Milk Producers Association Board of Directors, and worked for the planning and construction of the Montgomery County cooperative Agricultural Center. Irvington Farm was proclaimed a "model dairy farm" in 1964 by the National Holstein Association. In addition, Mr. King was active in Montgomery County politics. He unsuccessfully ran for county commissioner in 1942, but he was appointed to the Montgomery County Council in the 1950s. He also served on the Montgomery County Planning Board; and

WHEREAS, the placement of the property known as the King Farm Park and identified as Parcel A on plat 20357, containing approximately 5 acres of land, more or less, and Parcel CX on plat 22411, containing approximately 3.06 acres of land, more or less, in the subdivision down as King Farm, Bailey's Commons North and totaling 8.06 acres of land, more or less, in the Historic District Zone will:

- a. Safeguard the heritage of the City by preserving the site which reflects elements of the City's cultural, social, economic, and political history;
- b. Stabilize and improve property values of historic properties;
- c. Foster civic beauty;

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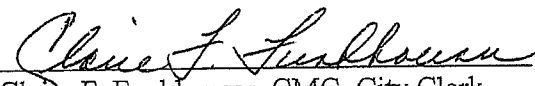
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d. Promote the preservation of the site for the education and welfare of the residents of Rockville; and

e. Promote the general welfare of the community of the City of Rockville.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the application of the Mayor and Council of Rockville, MAP2006-00096, requesting the reclassification of the property known as King Farm Park and identified as Parcel A on plat 20357, containing approximately 5 acres of land, more or less, and Parcel CX on plat 22411, containing approximately 3.06 acres of land, more or less, in the subdivision down as King Farm, Bailey's Commons North and totaling 8.06 acres of land, more or less, be, and the same is hereby, granted, and the subject property is hereby included in and made a part of the Historic District.

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council at its meeting of September 18, 2006.


Claude F. Funkhouser, CMC, City Clerk